

**Foxborough Planning Board
Meeting Minutes
June 13, 2013
Town Hall**

Members Present: Kevin Weinfeld, William Grieder, Gordon Greene, Ron Bressé, Shannon McLaughlin, Alternate John Rhoads

Members Absent: None

Also Present: Planner Sharon Wason, Dan Krantz of the Kraft Organization as well as Jeff Dirk of Vanasse and Associates and Craig Lizotte of VHB were present. Atty. Dan Gaquin of Mintz Levin was also present. Russell Burke of BSC Christine Madore of MAPC as well as Judy Johnson and Valerie Marshall of the Conservation Commission. Master Plan Consultant Kathy McCabe of McCabe Enterprises.

7:15 p.m. Public Hearing – Revisions to Subdivision Regulations and FY14 Fees

A **motion** to open the Public Hearing and to waive the reading of the notice was made by Mr. Grieder and seconded by Mr. Greene. The motion carried (5-0-0).

Ms. Wason recommends the adoption of the new fee schedule but would like to have a future public hearing in regards to the abutter's notices. Currently they are sent out by the office via first class mail and certification that they are mailed. Ms. Wason proposes having the applicants send out the mailings via certified mail instead. An additional fee of \$5 - \$7 could be added for abutters in excess of 12 to 15.

There is a provision in the fee schedule to waive the fees for town owned properties except for advertising, postage, etc.

There is also an update to the Public Shade Tree section of the regulations.

A **motion** to close the Public Hearing was made by Mr. Greene and seconded by Ms. McLaughlin. The motion carried (5-0-0).

A **motion** to approve the changes to the fee schedule as described and to amend the Public Shade Tree section of the Regulations was made by Mr. Grieder and seconded by Mr. Bressé. The motion carried (5-0-0).

7:20 p.m. Planner's Report

Ms. Wason stated that the Special Permit for the Big Y will expire soon and should it be extended. The Board would like to know if the permit runs with the applicant or the land; no extension should be granted unless there is a reason to do so.

The office is having issues with Site Plan and the required timelines as the regulations require a hearing within 21 days of submitting the application. This could be remedied by adding a requirement that the

application be “complete” meaning that all plans and forms are submitted. A Public Hearing will be needed to make this change.

Ms. Wason would like Tuesday evening to be by appointment only.

Ms. Wason will be out of the office June 17th and 18th and back in the office on the afternoon of June 19th.

The GIS implementation has been delayed; the DPW Director is in the process of hiring a GIS Analyst and more memory for the workstations will be ordered. Steve Winter of MAPC stated that he has GIS capacity and would be willing to share resources.

Upcoming meetings will be on June 27th, July 11th and 25th and August 15th. Mr. Grieder will not be available on July 11th.

The OSRD by-law is being reviewed.

Ms. Wason spoke with the Finance Director about an inspectional services account; a revolving fund would need to be established. This could be talked about in September.

**7:30 p.m. Public Hearing – Site Plan Review
 Patriot Place Outparcel Pad Development, FRX LLC**

Mr. Rhoads recused himself from this hearing. Dan Krantz of the Kraft Organization as well as engineer Jeff Dirk of Vanasse and Associates and engineer Craig Lizotte of VHB were present. Atty. Dan Gaquin of Mintz Levin was also present.

Mr. Gaquin gave an overview of the proposed development. It will be located in the vicinity of the P6 and P7 entrances and will cover 5.5 acres. It will have 14,000 sq. ft. of retail, a 4,000 sq. ft. restaurant and 85,000 sq. ft. for a hotel with 122 rooms. These are all uses allowed by right under the Overlay District with Site Plan Review. They will be decreasing the impervious coverage by approximately 1 acre so there will be no increase to stormwater rates. The site will use the three existing driveways. There will be no new disturbance of land, just the removal of some of the existing parking area. The MEPA permit from 2006 will be used. They have met with DEP and there will be no changes to the groundwater discharge.

Craig Lizotte of VHB reviewed the proposed plans. The 14,500 sq. ft. “daily needs” retail will be a CVS. There are no named tenants for the “quick serve” restaurant and the hotel at this time. Mr. Lizotte noted that they will be providing one acre of pervious surfaces of grass and landscaping. He also reviewed the traffic flow. He has met with the Fire Department and the Water Department; the areas will be able to accommodate fire equipment and delivery trucks. Mr. Lizotte will confirm if a tractor trailer will fit.

The CVS and the restaurant will both have drive through windows; the hotel will be a limited service hotel with no conference areas although it may have a restaurant.

The sites will be connected by marked crosswalks to the rest of Patriot’s Place, both the North and South Plazas. They will also be connecting to existing utilities. The site will use treated wastewater except at the hotel.

Jeff Dirk of Vanasse and Associates reviewed Game Day Parking procedures. There will be manned booths at the entrances similar to the rest of the development. The site will also include a staff parking

area. The pedestrians will be directed to the existing walkways and will not be allowed to cross traffic. A traffic study has also been completed.

Russell Burke of BSC who reviewed the application on behalf of the Board reviewed the letter prepared by Dominic Rinaldi who was not available this evening. He noted that there are more parking spaces than required. He would like to see the documentation of the water and utility capacities as well as elevations of the proposed buildings. Details are needed on the plans for loading bays and screening of the bays. There is a suggestion to integrate the parking areas and not have them so segregated. He would also like to see the pedestrian circulation integrated better as well as more landscaping and less lawn. Photometrics are needed for the lighting plan also. In regards to sight distances, one fence needs clarification.

Mr. Greene proposed that the engineers meet outside of a Planning Board meeting to discuss these comments. Mr. Gaquin stated that a response letter will be prepared and they will set up a meeting with BSC next week to go over it with them.

Mr. Grieder noted that there are problems with delivery trucks at the CVS downtown, they block the traffic flow; he would like this issue looked at for this proposed CVS. He would also like to see the painted islands changed to raised islands with landscaping.

Mr. Weinfeld questioned how this area will improve the connection between the North and South Plazas.

Ms. Wason received correspondence from Steve Hardy of 14 North High Street who questions where the lot for Foxboro residents will be located.

Ms. Wason noted that the Zoning By-Laws were amended in 2010 for drive through windows and it is not clear if it requires a Special Permit or is an allowed use as it may have a typo in table 3-1 L.15. Mr. Grieder recalls that it was supposed to be by Special Permit. Ms. Wason will advertise a Special Permit hearing for this on June 27th if necessary; she will get an opinion from the Building Commissioner. Mr. Gaquin stated that Mr. Casbarra's letter from June 11th states that drive throughs are an allowed use in S1.

Mr. Grieder questioned if this would be allowed under the 2006 MEPA. Ms. Wason would like a copy of that permit. Mr. Lizotte will provide one to the office.

Ms. Wason noted that the rest of Patriot Place was well designed and well thought out; this proposal does not have that same feel. There is not much of a link between the North and South Plazas and she would like to see more landscaping added.

The Board would like to work with CVS on the design details of their building. Mr. Greene would also like to see the design work on Pine Street.

A **motion** to continue the Public Hearing to June 27, 2013 at 7:40 p.m. was made by Mr. Greene and seconded by Ms. McLaughlin. The motion carried 5-0-0.

Mr. Rhoads rejoined the Board.

9:00 p.m. Update South Coast Rail Priority Areas

The Board met with Christine Madore of MAPC as well as Judy Johnson and Valerie Marshall of the Conservation Commission. Ms. Madore has been working on updating the priority areas of preservation

and development in the South Coast Rail Corridor. There are ten areas identified for preservation, the next step is to prioritize funding. Ms. Madore has reviewed the Master Plan and as a result added Payson Road to the Chestnut Green Growth Node.

The Board discussed a possible industrial area at Foolish Hill. The Conservation members feel it may be a Priority Habitat Area. If Conservation wants to add any additional preservation areas, it will need to be done in the next two weeks as this has to go to Regional Screening by the end of July.

Mr. Rhoads reminded the Conservation members to be careful about accessing the areas through private property. The Conservation members will discuss it at their meeting next Monday and let Ms. Madore know if there are any additional areas to be added.

The Board noted that the Judge Brown Land and the American Tower Management Land is not town owned property and there may be a problem with access. They will be kept on the map for reference only.

Kathy McCabe suggested that the CSX area be noted to connect the growth nodes. Ms. Wason stated that the DPW GIS Analyst will be able to work on all layers and make sure the open space areas are included.

Ms. Madore will revise the map based on tonight's discussion.

10:00 p.m. Update on Master Plan Progress

The Board met with Kathy McCabe. Mr. Greene noted that he met with the traffic consultant this morning in regards to traffic counts needed on the common. There may be a possibility of purchasing a counter; Ms. Wason will speak to DPW Superintendent Roger Hill.

The Board would like to see a written update of the progress of the Master Plan. Ms. McCabe stated that they are proof-reading the downtown section now and it should be ready in about a week. The road grades information is needed from the DPW.

The Board may need to find a larger meeting space when it is time for public review. Flyers were distributed at Town Meeting.

Ms. McCabe will come for another update in July.

Action Items

The ZBA has an application for a digital billboard on Route 1 on its June 27th agenda. They have only been allowed since November 2012. Ms. Wason will submit comments.

The ZBA has an application to replace a house at 52 Neponset Heights Ave with a larger home. A similar proposal was approved by the ZBA about a year ago. Ms. Wason will submit comments on this application also.

A work plan is being drafted for FY14.

A scope needs to be developed for the way-finding grant.

Mr. Grieder noted that it has been requested of him that all inquiries in regards to Spring Book Road/Tree Tech to the Building Commissioner will need to go through Ms. Wason only.

Ms. Wason will advertise a Public Hearing on July 11th to amend the Subdivision Rules and Regulations in regards to the Certified/Certificate of Mailings.

The meeting was adjourned at 11:00 p.m.

Respectfully Submitted,
Diana Gray

Approved by: Kevin Weinfeld_____

Date: 10/24/2013